ADUR DISTRICT COUNCIL

Mr Liam Russell
LRA Retinue Limited
24 Windlesham Road
Brighton
BN1 3AG
United Kingdom

PLANNING REFUSAL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/1936/22

Details of Development
DEMOLITION OF EXISTING LIGHT INDUSTRIAL STRUCTURE ON SITE AND CONSTRUCTION OF NEW PURPOSE BUILT MIXED USE BUILDING. CHANGE OF USE FROM VEHICLE MAINTENANCE GARAGE (CLASS B2) TO MIXED USE BUILDING COMPRISING TWO RETAIL/CAFE UNITS (CLASS E) AT GROUND LEVEL WITH 6 NO RESIDENTIAL APARTMENTS (CLASS C3) ON 4 UPPER FLOORS (2NO 1-BED + 4NO 2-BED).

Location of Development
PERKINS AND ROBINS HAM ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6PA

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they REFUSE to permit the above development, in accordance with the application and relevant correspondence registered on 10th August 2023.

The reasons for the Council's decision to refuse to permit the development are stated on the schedule overleaf.

G Peck

Gary Peck
Planning Services Manager
05/02/2024

Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
Web: www.adur-worthing.gov.uk

SCHEDULE

Reasons for Refusal

01. The proposal, by reason of its excessive height, scale, form and design, is out of character with the scale, hierarchy and form of neighbouring development, resulting in a dominant building, which would be harmful to the character and appearance of the Shoreham Conservation Area. The proposal is therefore contrary to policies 15 and 17 of the Adur Local Plan and the relevant paragraphs of the NPPF.

02. The height and proximity of the proposed building to neighbouring dwellings will result in an overbearing and dominant form of development, causing a loss of light and increased sense of enclosure to the detriment of the residential amenities of neighbouring occupiers. The proposal is therefore contrary to policy 15 of the Adur Local Plan and the relevant paragraphs of the NPPF.

Informatives / Notes to Applicant

01. For the avoidance of doubt this refusal relates to the following drawings/plans:-

Reference/Drawing Number	Version	Date Rec
EXISTING GROUND FLOOR PLAN	EX-001 Rev B	11.09.2023
SITE PLAN	PA-010 Rev B	11.09.2023
PROPOSED PLAN LAYOUTS	PA-011 Rev C	11.09.2023
DESIGN & ACCESS STATEMENT August 2023	Ref: 2056 Rev A	10.08.2023
HERITAGE STATEMENT July 2023	Rev A	10.08.2023
TRANSPORT REPORT November 2022	SGR/HRS/040822 V2	10.08.2023
CONTAMINATION	R15606	10.08.2023
EXISTING ROOF PLAN	EX-002 Rev A	10.08.2023
EXISTING ELEVATIONS	EX-003	10.08.2023
NORTH ELEVATION & SECTIONAL WEST ELEVATION	PA-015 Rev A	10.08.2023
PROPOSED ELEVATIONS	PA-012 Rev B	10.08.2023
FRONT ELEVATION	PA-013 Rev A	10.08.2023
SIDE (EAST) ELEVATION	PA-014 Rev A	10.08.2023

Cont…/

02. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the Applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason(s) for the refusal, approval has not been possible.

03. You are advised that insufficient drainage information has been provided. An outline Flood Risk Assessment and Drainage Strategy that assesses flood risk from all sources and provides more detail on the proposed green roof and drainage mentioned in the Design & Access Statement would be required to be submitted if all other aspects of the development were considered to be acceptable.

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YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If you want to appeal, then you must do so within six months, 12 weeks for a minor commercial (shop front) of the date of this notice. Appeals can be made online at: https://www.gov.uk/appeal-planning-decision If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements to the provisions of any development order and to any directions given under a development order.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

6. If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Purchase Notices

7. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

8. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.

9. Further correspondence about this application should quote the reference number at the top right hand corner of the form.

10. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served in relation to the same, or substantially the same, development as in the planning application no earlier than 2 years before the date the application was made, the period for receiving a planning appeal is within 28 days of the date on the planning application decision notice or of the date by which the LPA should have decided the application.

However, the LPA may formally decline to determine a retrospective planning application for permission for any development contained within a pre-existing enforcement notice served on or after 6 April 2012, where that notice was issued before the application was received by the LPA (see above). There is no right to make a planning appeal in such circumstances.

Where an enforcement notice was served in relation to the same, or substantially the same, development after the decision notice on the application was issued or after the end of the period the LPA had to determine the application, the period for receiving a planning appeal is within 28 days of the date the enforcement notice was served (unless this would extend the period beyond the normal 12 weeks or 6 months deadline).